



Your Property Questions Answered

Q. Confused about Freehold and Leasehold?

A: If you are thinking of buying a property, it is easy to overlook one of the most important considerations – whether it's freehold or leasehold.

When you buy a freehold property, you own it outright including the land it is built on, and are responsible for all things linked with that property.

With leasehold, you own the property but not the land it is built on, for the length of time remaining on the lease. When that expires the property is returned to its freehold owner.

In reality most leasehold properties are sold before the lease expires because they are

usually long term – often from 90 - 999 years. As well as the cost of buying the property you will also have to pay additional charges including ground rent and service charge.

There are a number of considerations to take into account if you are thinking of buying a leasehold property and it certainly pays to get some expert advice. For example, Powellslaw can help you negotiate an extension to your lease, which is particularly important if it has 80 years or less to run, although it's wise to get advice well before this time.

With a wealth of experience in this area please do not hesitate in contacting our Property team on 01934 623501 or e-mail bfan@powellslaw.com